



GAIL FARBER, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

40 June 11, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

June 11, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ORDINANCE TO EXTEND DEADLINES OF PLAN APPROVALS
FOR APPROVED DEVELOPMENT PROJECTS
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

This action is to extend various expiration dates for plan approvals made by the Department of Public Works and is consistent with the California Subdivision Map Act's extensions.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed ordinance is categorically exempt from the California Environmental Quality Act.
2. Introduce, waive reading, and place the ordinance on a subsequent agenda for adoption.
3. Approve the enclosed Ordinance amending Title 20 (Utilities) and Title 21 (Subdivisions) of the Los Angeles County Code and provide delegated authority to the Director of Public Works to extend the expiration dates of plans in connection with a subdivision including plans for sewer construction, street improvements, storm drain improvements, grading, landscaping, or other plans that may be required by Title 22 of the County Code in connection with a subdivision.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

In 2011, the State Legislature extended the expiration dates of tentative maps, vesting tentative maps, or parcel maps by two years that remained in existence as of July 15, 2011, but were set to expire before January 1, 2014 (Government Code Section 66542.23). The Legislature passed the bill as an urgency measure to allow counties to preserve the above-identified maps because "prevailing adverse economic conditions in the construction industry" prevented many such maps from being processed. The extensions were the third time in four years that the Legislature approved such automatic extensions of the various types of maps due to adverse economic conditions affecting the construction industry.

The County of Los Angeles (County) requires various plans to be approved by the Director of Public Works (Director) in connection with vesting, tentative, and parcel maps and sewer construction permits. Currently, under Titles 20 and 21, those plan approvals expire after two years. In light of the California Subdivision Map Act (Map Act) extensions, some plan approvals will expire before the maps causing builders and developers to incur additional fees for subsequent review of the plans. Public Works personnel would also expend time and resources to again review the plans for approval. The enclosed Ordinance will extend those plan approvals for the current extended life of the map. Thus, the extension of the approval of plans under this Ordinance would be for the same time period as the automatic extension granted by the Map Act. The Ordinance would also give discretion to the Director to grant further extensions if the Legislature again extends Map Act deadlines.

Approval of this Ordinance will extend various expiration dates for plan approvals made by Public Works, in light of certain extensions granted by the State under the California Subdivision Map Act, and is consistent with the reasoning behind the California Subdivision Map Act's extensions.

These changes are recommended to aid developers and builders who have been impacted by adverse economic conditions in the industry and allow plan approvals to remain effective for as long as the related Map Act entitlement remains effective. The action would save the developer additional costs and conserve departmental resources.

County Counsel reviewed and approved the enclosed Ordinance as to form.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Integrated Service Delivery (Goal 3) by reducing the potential cost to developers and builders who have been impacted by adverse economic conditions and by reducing departmental resources that would be utilized reviewing plan resubmittals.

FISCAL IMPACT/FINANCING

There is no increase in net County cost as a result of the Board's proposed action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County approves various plans in conjunction with vesting, tentative, and parcel maps. The current two-year time frame for the plan approvals in Titles 20 and 21 is normally consistent with the time period that the referenced entitlements are in effect. Maps have an initial life of two years, although they may be extended or are extended in some cases as a matter of law (Government Code Section 66452.6).

Having a two-year validity period for plan approvals, as is now the case, is consistent with these time frames for permit validity. In light of the Legislatures extension of Map Act expiration dates, if Titles 20 and 21 are not changed to also extend plan approvals, developers may have to resubmit plans for approval multiple times, requiring payment of additional fees each time. This is especially difficult for developers and builders when their projects may be delayed due to the economy. The periodic resubmittal and reapproval of plans has occurred in the past and has only added additional costs to development projects rather than modifications to the plans.

ENVIRONMENTAL DOCUMENTATION

The proposed ordinance is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the CEQA guidelines. The proposed ordinance is an administrative activity of government, which will not result in direct or indirect physical change in the environment.

IMPACT ON CURRENT SERVICES OR PROJECTS

Adoption of the enclosed Ordinance will provide for the extension of plan approvals and maps submitted by developers and builders and does not have an adverse impact on County services.

The Honorable Board of Supervisors
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CONCLUSION

Please return one adopted copy of this letter and Ordinance to the Department of Public Works, Land Development Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gail Farber", written in a cursive style.

GAIL FARBER
Director of Public Works

GF:AEN:plg

Enclosure

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office